

Request for Proposal
West Valley City Parks Department
Repair of Air Handling Units

I. Summary

The West Valley City Department of Parks and Recreation is seeking proposals to repair three (3) rooftop air handling units at the Family Fitness Center, which is located at 5415 West 3100 South in West Valley City.

Responders to this request for proposals are to review the criteria described in this request and submit a proposal that matches those criteria as closely as possible. All responders must follow the requirements listed herein, have a valid business license, submit proof of insurance if required, and provide a warranty covering workmanship and equipment. Failure to follow any requirement of this request may result in rejection of a proposal.

Any questions should be directed to Chad George at (801) 955-4021.

II. Submission Requirements

Proposals must be returned no later than **10:00 A.M. local prevailing time**, as conclusively established by the clock in the City Recorder's Office, on **Tuesday, May 28, 2013**, to the West Valley City Recorder's Office, Room 140, 3600 S. Constitution Blvd., West Valley City, Utah 84119. Proposals will reflect the best and most current information and offer.

All proposals must be submitted in sealed envelopes that are clearly marked with the bid description ("Repair of Air Handling Units"), company name and authorized representative, and a return address on the outside. **Responders must submit two copies of their proposal. All proposals must be signed by an authorized representative of the responder. The signature on the proposal signifies the responder's intent to comply with the terms, specifications, and conditions set forth in this request, unless specific exceptions are explicitly noted on the face of the proposal.**

West Valley City reserves the right to reject any or all proposals, to waive any informality or technicality in the City's sole discretion, or to accept any proposal deemed to be in the best interests of the City.

III. Intent of Request for Proposal

The intent of this Request for Proposal is to generally set forth the minimum acceptable requirements for the proposals to be submitted herein. It is the intent of West Valley City to choose a proposal based on compliance with the terms of this request. West Valley City may choose all, part, or none of the proposals. The successful responder shall enter into a contract with the City.

IV. Description of Services and/or Products Required

All proposals are to explain how the proposal provides each of these products. Please be clear and concise in explaining how your proposal meets these requirements. You must include a timetable for completion of all repairs. All current variable speed drives (VSDs) being replaced must be replaced with Yasakwa VSDs.

A. AIR HANDLING UNIT ONE (1) HAAKON UNIT M# PENPAC, S# 99-5567-01

1. Replace failed JCI 1K Ohm mixed air averaging sensor. Mount and secure inside of air handling unit and protect cap tube with ¼" pneumatic tubing.
2. Replace both outside air and return air pressure differential transducers. These devices give a feedback to the JCI controller with a status of the filter condition.
3. Replace each relief damper actuator with similar to existing.
4. Supply Fan VSD: Replace VSD with new 40 HP drive. Retrofit the new drive onto existing bypass enclosure. All line voltage and control wiring will be terminated as needed. Perform a factory authorized startup of the new drive, verifying volts, amps, rotation, and control reference recommended by the manufacturer.
5. Return Fan VSD: Replace VSD with new 40 HP drive. Install as designated above.
6. Check and clean combustion chamber. View all accessible areas of the chamber looking for cracks and unusual wear. Clean the fire side of the chamber making sure of proper airflow throughout the chamber.
7. Analyze Burner: Check the combustion of the gas fired furnace with an analyzer. Make adjustments of the air-fuel mixture for the most efficient and proper burn, meeting EPA limits for carbon dioxide.
8. Sheet Metal: Make a patch repair to the failed unit sheet metal on the discharge side of the unit.
9. Blower and Motor: Clean the supply and return fan motors and blowers.
10. Coils: Clean the heat recovery coil with specific coil cleaning detergent and water.
11. Belts: Change out both the supply and return belts on each blower.
12. Controls: After the new sensors and transducers are replaced, verify at the unit that all sensors are reading and are calibrated to a temperature device. If any sensors not reading correctly, add an offset to the input so that the controller will read a calibrated input. Check for proper operation.

B. AIR HANDLING UNIT THREE (3)
HAAKON UNIT M# PENPAC, S# 99-5567-03
TRANE COND UNIT M# RAUCC804BJ0320DF00, S# C99A01705

1. Replace each relief and outside air damper actuator with a product similar to the existing product.
2. Check and clean combustion chamber. View all accessible areas of the chamber looking for cracks and unusual wear. Clean the fire side of the chamber, making sure there is proper airflow throughout the chamber.
3. Analyze Burner: Check the combustion of the gas fired furnace with an analyzer. Make adjustments of the air-fuel mixture for the most efficient and proper burn, meeting EPA limits for carbon dioxide.
4. Blower and Motor: Clean the supply and return fan motors and blowers.
5. Coils: Clean the heat recovery coil with specific coil cleaning detergent and water.
6. Belts: Change supply belts.
7. Compressors: Replace three (3) compressors on circuit #2. Recover refrigerant and dispose of it in accordance with EPA guidelines. Crane down existing compressors and crane up the new compressors. Pipe in new compressors and change out liquid line filter driers with high acid cores. Charge compressor with factory oil according to the manufacturer's recommendations. Perform a leak check and evacuate system. Charge system with new R-22 refrigerant.
8. Change out all circuit #2 compressor contactors and auxiliary contractors. Inspect wiring.
9. Start up new compressors verifying proper pressure and temperatures. Trim charge on circuit #2 for proper super heat and sub cooling, per manufacturer recommendations.
10. After eight (8) hours of runtime on the new compressors, remove high acid core driers and replace with standard core driers.
11. Condensing Section: Check, test and start compressors and condenser fans on the condensing unit. Verify proper refrigerant charge and refrigerant control operation.

C. AIR HANDLING UNIT FIVE (5)
HAAKON UNIT M# PENPAC, S# 99-5567-05
TRANE COND UNIT M# RAUCC404BT0300DF00, S# C99A01610

1. Replace each relief and outside air damper actuator with similar to existing.
2. Supply Fan VSD: Replace VSD with new 15 HP drive. Retrofit the new drive onto the existing bypass enclosure. Perform factory authorized startup of the new drive verifying volts, amps, rotation and control reference recommended by the manufacturer.

3. Check and clean combustion chamber. View all accessible areas of the chamber looking for cracks and unusual wear. Clean the fire side of the chamber, making sure there is proper airflow throughout the chamber.
4. Analyze Burner: Check the combustion of the gas fired furnace with an analyzer. Make adjustments of the air-fuel mixture for the most efficient and proper burn, meeting EPA limits for carbon dioxide.
5. Blower and Motor: Clean the supply and return fan motors and blowers.
6. Motor Bearings: Replace both the drive end and fan end bearings on the supply fan motor with new ones.
7. Coils: Clean the heat recovery coil with specific coil cleaning detergent and water.
8. Belts: Change out supply belts.
9. Condensing Section: Check, test and start compressors and condenser fans on the condensing unit. Verify proper refrigerant charge and refrigerant control operation.
10. Controls: After the new sensors and transducers are replaced, verify at the unit that all sensors are reading and are calibrated to a temperature device. If any sensors are not reading correctly, add an offset to the input so that the controller will read a calibrated input. Check for proper operation.

V. Criteria for Proposal Evaluation

Only proposals submitted by responsible responders as defined by the City Code will be considered. Proposals will be evaluated according to the following criteria. Proposals will be scored in each area, with the score given the weight indicated below.

- Provision of services and products required above (50%)
- Price (25%)
- Time for completion of services (25%)

VI. Other Important Information

The City reserves the right to, in its sole discretion, reject any and all responses to this Request for Proposals. The City reserves the right to, in its sole discretion, waive any requirement set forth in this Request for Proposals. The City reserves the right to, in its sole discretion, cancel this Request for Proposals. The City reserves the right to, in its sole discretion, negotiate with responders prior to final award.

Response to this Request for Proposals is at the responder's sole risk and expense. The City anticipates selecting one of the responders, but there is no guarantee that any responding proposal will be selected.

It is the City's policy to encourage equal opportunity in the award of contracts. The City endeavors to do business with responders that share the City's commitment to equal opportunity,

and will not do business with anybody who discriminates on the basis of race, religion, color, ancestry, age, gender, sexual orientation, disability, medical condition, or place of birth. The City appreciates in advance the efforts that responders will make and looks forward to participating with responders in the selection process.

All responses to this Request for Proposals are subject to the Governmental Records Access Management Act ("GRAMA").